

## MINUTES OF COUNCIL STUDY MEETING – MAY 6, 2014

-1-

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, MAY 6, AT 3:30 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor  
Corey Rushton, Councilmember At-Large  
Lars Nordfelt, Councilmember At-Large  
Tom Huynh, Councilmember District 1  
Steve Buhler, Councilmember District 2  
Karen Lang, Councilmember District 3 (Did not participate in field trip)  
Steve Vincent, Councilmember District 4

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

STAFF PRESENT FOR FIELD TRIP AND/OR STUDY SESSION:

Paul Isaac, Assistant City Manager/HR Director  
Nicole Cottle, Assistant City Manager/CED Director  
Eric Bunderson, City Attorney  
Jim Welch, Finance Director  
Russ Willardson, Public Works Director  
Kevin Astill, Parks & Recreation Director  
Layne Morris, CPD Director  
Lee Russo, Police Chief  
John Evans, Fire Chief  
Sam Johnson, Strategic Communications Director  
Steve Pastorik – CED Department  
Mark Nord, CED Department  
Chris Barnhurst, CED Department  
Pauline Davies, CED Department  
Steve Lehman, CED Department  
Rick Westphal, Administration  
Heather Royal, CPD Department  
Jake Arslanian, Public Works Department  
Jason Nau, Administration

### 1. **FIELD TRIP SCHEDULED AT 3:30 P.M. – ECONOMIC DEVELOPMENT TOUR**

After roll call, Mayor Bigelow invited the City Council and staff to board the City bus parked in front of City Hall for an economic development tour.

## MINUTES OF COUNCIL STUDY MEETING – MAY 6, 2014

-2-

Included in the tour were:

- Fairbourne Station
- Decker Lake Office Corridor
- Old Dominion Freight Lines
- Great Western Supply Company
- Otto Bock
- 201 Commerce Center
- Stonebridge Commerce Center
- Lake Park Corporate Centre
- Warner Truck Center
- Highbury Centre
- Freeport West Industrial Park
- 5600 West Retail Corridor

During the tour, Mark Nord, Wayne Pyle and Nicole Cottle answered questions from the City Council.

City Manager, Wayne Pyle, noted the success West Valley City had experienced in the area of economic development, even in an economic downturn, was made possible by years of hard work by a great team. He praised the strategy and execution the City's economic development master plan; stating it was not just the right market conditions, but also the right people giving major effort.

### 2. **RESUME STUDY SESSION**

Upon return to City Hall, Mayor Bigelow called the meeting to order and resumed the Study Meeting at 4:33 P.M.

### 3. **APPROVAL OF MINUTES OF STUDY MEETINGS HELD APRIL 15, 2014 AND APRIL 22, 2014**

The Council read and considered Minutes of the Study Meetings held April 15, 2014 and April 22, 2014. There were no changes, corrections or deletions.

After discussion, Councilmember Vincent moved to approve the Minutes of the Study Meetings held April 15, 2014 and April 22, 2014, as written. Councilmember Lang seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes

## MINUTES OF COUNCIL STUDY MEETING – MAY 6, 2014

-3-

Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

4. **REVIEW AGENDAS FOR COUNCIL REGULAR, REDEVELOPMENT AGENCY, HOUSING AUTHORITY AND MUNICIPAL BUILDING AUTHORITY MEETINGS SCHEDULED MAY 6, 2014**

Mayor Bigelow stated no new items had been added to the Agenda for the Council Regular Meeting scheduled May 6, 2014, at 6:30 P.M.

City Manager, Wayne Pyle, advised the scheduled meetings of the Redevelopment Agency, Housing Authority, and Building Authority all included consideration of adoption of a Tentative FY 2014-2015 Budget and setting the date of June 3, 2014, for public hearings.

Upon inquiry by the Mayor, there were no questions regarding items scheduled on the subject agendas.

5. **AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED MAY 13, 2014:**

A. **EMPLOYEE OF THE MONTH, MAY 2014 – OFFICER KENNY OLSEN, POLICE DEPARTMENT**

Mayor Bigelow stated Kenny Olsen, Police Department, was scheduled to receive the Employee of the Month award at the Regular Council Meeting scheduled May 13, 2014. Councilmember Buhler indicated he would read the nomination.

6. **PUBLIC HEARINGS SCHEDULED FOR MAY 13, 2014:**

A. **ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-1-2014, FILED BY RANDY MOORE, REQUESTING THE AMENDMENT OF PARCEL A AND FINAL PLAT APPROVAL FOR MOULTON FARM SUBDIVISION LOCATED AT 3635 WEST 4400 SOUTH**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled May 13, 2014, in order for the City Council to hear and consider public comments regarding Application No. S-1-2014, filed by Randy Moore, requesting the amendment of Parcel A and final plat approval for Moulton Farm Subdivision located at 3635 West 4400 South.

Proposed Ordinance No. 14-25 related to the Application to be considered by the City Council subsequent to the public hearing, was discussed as follows:

## **MINUTES OF COUNCIL STUDY MEETING – MAY 6, 2014**

**-4-**

### **ORDINANCE NO. 14-25, APPROVING THE AMENDMENT OF PARCEL A OF THE MOULTON FARM SUBDIVISION**

Steve Lehman, CED Department, discussed proposed Ordinance No. 14-25 that would approve the amendment of Parcel A of the Moulton Farm Subdivision located at 3635 West 4400 South.

He stated the proposal would give approval for the second phase of the Moulton Farms Subdivision. He advised the property had recently been re-zoned from the agricultural zone to the 'R-1-8' zone. He advised the proposal would also amend Parcel A of that subdivision.

Mr. Lehman explained the subdivision would consist of 11 lots and one parcel, with the Moulton family retaining the parcel for the time being. He indicated it would be platted with sufficient width and depth so it could be subdivided in the future. Lot sizes ranged from 8,980 to 10,654 square feet, with the average size calculated at 9,500 square feet.

He indicated access to the subdivision would be gained from 4400 South and 3635 West. The new road servicing the 11 lots would be a single cul-de-sac, with the length of the cul-de-sac being approximately 500 feet. Street improvements for the new right-of-way would consist of curb, gutter, sidewalk and asphalt. He stated due to the limited width of the subdivision, the Public Works Department had allowed a smaller right-of-way to help with shallow lot depth.

He further advised a soils report had been provided indicating groundwater was not encountered to a depth of nine feet. The report indicated that while water conditions may fluctuate over time, it was not anticipated groundwater would be an impact in the proposed development.

Mr. Lehman reported that during the re-zoning of the property a development agreement had been reviewed and approved, and he discussed highlights of that agreement summarized as follows:

- All homes will be constructed of 100% masonry materials
- 25% of all homes in the subdivision will have a third car garage
- The minimum dwelling size will be 1,500 square feet
- The single-family point system will be increased for homes with less than 1,600 square feet
- Various improvements, cleanup and repairs will be made to the existing dwelling at the corner of 4400 South 3600 West

## MINUTES OF COUNCIL STUDY MEETING – MAY 6, 2014

-5-

He further reviewed the Application and proposed Ordinance, displayed the plat map, and answered questions from members of the City Council.

The City Council will hold a public hearing regarding Application No. S-1-2014 and consider proposed Ordinance No. 14-25 at the Regular Council Meeting scheduled May 13, 2014, at 6:30 P.M.

7. **ORDINANCE NO. 14-26, AMEND SECTION 1-2-110 OF THE WEST VALLEY CITY MUNICIPAL CODE TO REFLECT CHANGES IN THE CONSOLIDATED FEE SCHEDULE FOR RESIDENTIAL WASTE COLLECTION SERVICES**

Public Works Director, Russell Willardson, discussed proposed Ordinance No. 14-26 that would amend Section 1-2-110 of the West Valley City Municipal Code to reflect changes in the Consolidated Fee Schedule for residential waste collection services.

He stated the proposed ordinance would modify the Consolidated Fee Scheduled effective July 1, 2014, and increase fees for residential waste collection services to offset the cost of increases in landfill fees and billing and operational costs. He discussed the changes, as follows:

	<u>Basic Service</u>	<u>Additional Garbage Cans</u>	<u>Additional Recycling Cans</u>
Current Fees	\$13.30	\$6.45	\$6.45
Recommended Fees	\$14.50	\$9.00	\$3.00

Mr. Willardson reported the projected FY 2014-2015 Sanitation Fund budget had a \$535,000 revenue deficit due to increased landfill fees, higher billing costs, and annual adjustments to waste collection contracts. He advised the proposed fee increase would close the gap between projected revenues and expenditures. He indicated landfill fee increases were the bulk of the increased costs and residential waste collection fees had last been modified in 2008 with implementation of curbside recycling. Since that time landfill fees had increased by \$9.00 per ton, or 41%. Most recently, fees had been raised \$5.00 per ton effective January 1, 2014. He stated this equated to an annual landfill cost increase of \$405,000 since the last fee adjustment.

He also stated the Sanitation Fund balance at the end of FY 2012-2013 was \$1.6 million. That figure was expected to drop to \$1.2 million by the end of the current fiscal year. He stated if no action was taken, the Sanitation Fund balance would be depleted in two years.

Mr. Willardson referenced a spreadsheet that had been distributed to the City Council showing several alternatives for increasing fees or reducing costs by eliminating some services. The basic service included one 90-gallon garbage can, one 90-gallon recycling can, monthly bulky waste service and the neighborhood dumpster program. He advised though fewer residents used the bulky waste service, all these services were popular.

## MINUTES OF COUNCIL STUDY MEETING – MAY 6, 2014

-6-

He advised the recommended fee increase retained all current services provided, with an increase in the basic service fee of \$1.20 per month. As an incentive to reduce waste, a higher fee of \$9.00 per month for additional garbage cans, and a lower fee of \$3.00 per month for additional recycling cans, was proposed.

He explained that with the increase, West Valley City fees would still be comparable to services and fees of other neighboring cities, as shown on the referenced spreadsheet. He advised the fee increase was being recommended now to allow time to notify residents of the increase before bills for the July service were sent out the first week of August.

Mr. Willardson further reviewed the proposed Ordinance and answered questions from members of the City Council.

The City Council will consider proposed Ordinance No. 14-26 at the Regular Council Meeting scheduled May 13, 2014, at 6:30 P.M.

8. **RESOLUTION NO. 14-74, APPROVE AN OFFER TO PURCHASE RIGHT-OF-WAY AND A RIGHT-OF-WAY CONTRACT BETWEEN WEST VALLEY CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) FOR THE TRANSFER OF CITY-OWNED PROPERTY LOCATED AT 5950 WEST 4700 SOUTH (PARCEL 206J)**

Public Works Director, Russell Willardson, discussed proposed Resolution No. 14-74 that would approve an Offer to Purchase Right-of-Way and a Right-of-Way Contract between West Valley City and the Utah Department of Transportation (UDOT) for the transfer of city-owned property located at 5950 West 4700 South (Parcel 206J).

He stated UDOT desired to acquire certain property owned by the City for the proposed Mountain View Corridor Project. He indicated the property to be deeded to UDOT would be the vacated portion of Westridge Boulevard resulting from the recording of the Westridge Boulevard and 6000 West Road and Slope Easement Vacation Plat.

He reported that in 2005 West Valley City acquired land in fee for the extension of Westridge Boulevard and 6000 West. He indicated the City subsequently recorded a plat entitled, "Westridge Boulevard Extension and 6000 West Road Dedication Plat." As part of the Mountain View Corridor Project, UDOT had realigned and reconstructed a portion of 6000 West where it intersected with 4700 South. He advised that working with UDOT the City had recently recorded the Westridge Boulevard and 6000 West Road and Slope Easement Vacation Plat and the 6000 West Street Dedication Plat. As the City originally acquired the land in fee prior to recordation of the road dedication plat, the vacated portion of the Westridge Boulevard Extension remained in the name of the City. He stated as UDOT had constructed and dedicated a new road to connect 6000 West and 4700 South, they were now requesting West Valley City convey the vacated portion of the Westridge Boulevard Extension to UDOT.

## MINUTES OF COUNCIL STUDY MEETING – MAY 6, 2014

-7-

Mr. Willardson further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-74 at the Regular Council Meeting scheduled May 13, 2014, at 6:30 P.M.

9. **RESOLUTION NO. 14-75, APPROVE AMENDMENT NO. 1 TO THE AGREEMENT WITH THE COMMUNITY DEVELOPMENT CORPORATION OF UTAH (CDCU) FOR THE CONDUCT OF A HOME FACELIFT PROGRAM**

Steve Pastorik, CED Department, discussed proposed Resolution No. 14-75 that would approve Amendment No. 1 to the Agreement with Community Development Corporation of Utah (CDCU) for the conduct of a Home Facelift Program.

He stated the proposal would authorize an extension to the agreement between the City and CDCU for the purchase, rehabilitation and resale of homes within the City. He advised the proposal would extend the timeframe of the agreement only and did not allocate more funds.

He indicated that last year the City entered into the agreement with CDCU that ended on March 14, 2014. He reported the Council had allocated \$150,000 in CDBG funds to support this effort. He summarized that to date CDCU had:

- Purchased and remodeled a home at 2538 West 3935 South, toured by the City Council in the month of April
- Purchased and commenced design work for a home at 3888 South 2520 West that was in serious disrepair
- Placed the home at 3222 West Mark Avenue under contract

He stated staff recommended extending the agreement until January 1, 2016, in order to finish the latter two homes and, depending on costs, perhaps a fourth home.

Mr. Pastorik further reviewed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-75 at the Regular Council Meeting scheduled May 13, 2014, at 6:30 P.M.

10. **RESOLUTION NO. 14-76, APPROVE AMENDMENT NO. 1 OF THE AGREEMENT FOR DEVELOPMENT OF LAND (ADL) BETWEEN WEST VALLEY CITY, THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, AND COVENTRY III/SATTERFIELD HELM VALLEY FAIR MALL, LLC, TO PROVIDE FOR THE CONTINUED EXPANSION AND REMODELING OF THE EXTERIOR AND THE INTERIOR OF THE VALLEY FAIR MALL**

## MINUTES OF COUNCIL STUDY MEETING – MAY 6, 2014

-8-

City Manager, Wayne Pyle, discussed proposed Resolution No. 14-76 that would approve Amendment No. 1 of the Agreement for Development of Land (ADL) between West Valley City, the Redevelopment Agency of West Valley City, and Coventry III/Satterfield Helm Valley Fair Mall, LLC, to provide for the continued expansion and remodeling of the exterior and the interior of the Valley Fair Mall.

He stated the ADL had been signed in November of 2011 and governed the allocation of \$5,000,000 in bond proceeds to assist in the continued redevelopment of the Valley Fair Mall. To date, \$4,000,000 had been spent on demolition and site preparation for the Miller MegaPlex Theater and interior remodeling of the Mall. The redevelopment of the east-facing portion of the Mall was still in the planning stages and the remaining \$1,000,000 allocated for this project had not been spent. He indicated it was proposed that the deadline for expenditure of these funds be extended from May 1, 2014, to May 1, 2016, allowing the Mall owners additional time to effectively utilize this money. He explained the amendment extended the timeframe of the agreement only and did not allocate more funds.

Mr. Pyle further discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-76 at the Regular Council Meeting scheduled May 13, 2014, at 6:30 P.M.

### 11. **RESOLUTION NO. 14-77, APPROVE AMENDMENT NO. 4 TO AN INTERLOCAL AGREEMENT WITH SALT LAKE COUNTY FOR ON-GOING SUPPORT OF THE UTAH CULTURAL CELEBRATION CENTER**

Assistant City Manager, Paul Isaac, discussed proposed Resolution No. 14-77 that would approve Amendment No. 4 to an Interlocal Agreement with Salt Lake County for on-going support of the Utah Cultural Celebration Center (UCCC).

He stated the proposed amendment would authorize Salt Lake County to pay West Valley City the sum of \$150,000 for operation of the UCCC facility. He indicated the County desired to continue to assist in provision of cultural activities and promotion through partial funding of operations at the Utah Cultural Celebration Center. He explained because the UCCC serviced a regional function, the County felt it appropriate to provide support. In return for that support, the City would agree to provide use of the facility to the County for 20 days per year through the end of December of 2015. In addition, the County's participation on the Center's Board would continue to be two members.

Mr. Isaac further reviewed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-77 at the Regular Council Meeting scheduled May 13, 2014, at 6:30 P.M.



**MINUTES OF COUNCIL STUDY MEETING – MAY 6, 2014**

**-9-**

**12. RESOLUTION NO. 14-78, AUTHORIZE THE CITY TO PURCHASE A FORTINET FIREWALL FROM VERSATEC SYSTEMS GROUP FOR THE CITY'S COMPUTER SYSTEMS**

Rick Westphal, Administration, discussed proposed Resolution No. 14-78 that would authorize the City to purchase a Fortinet Firewall from Versatec Systems Group, in an amount not to exceed \$81,752.00, for the City's computer systems.

He stated at present the City's firewall did not comply with a recent FBI audit. He indicated to pass the audit and receive police protected records the existing firewall needed to be replaced with a Fortinet Firewall.

Mr. Westphal further reviewed and discussed the proposed Resolution and answered questions from member of the City Council.

The City Council will consider proposed Resolution No. 14-78 at the Regular Council Meeting scheduled May 13, 2014, at 6:30 P.M.

**13. RESOLUTION NO. 14-79, RATIFY THE CITY MANAGER'S APPOINTMENT OF JULIE DELONG AS A MEMBER OF THE WEST VALLEY CITY CULTURAL ARTS BOARD (CAB), TERM: MAY 13, 2014 – DECEMBER 31, 2014**

City Manager, Wayne Pyle, discussed proposed Resolution No. 14-79 that would ratify his appointment of Julie Delong as a member of the West Valley City Cultural Arts Board (CAB) for the term May 13, 2014, through December 31, 2014.

He stated Ms. Delong was willing to serve as a member of the CAB Executive Board and would fill a position designated for a representative of the Utah Cultural Celebration Center (UCCC) Foundation. He advised that members of the CAB Board were appointed by the City manager with the advice and consent of the City Council.

The City Manager further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 14-79 at the Regular Council Meeting scheduled May 13, 2014, at 6:30 P.M.

**14. NEW BUSINESS SCHEDULED MAY 13, 2014:**

**A. APPLICATION NO. S-6-2014, FILED BY SHANE EVERTSEN, REQUESTING FINAL PLAT APPROVAL FOR PVA II SUBDIVISION LOCATED AT 4205 WEST 3550 SOUTH**

Steve Lehman, CED Department, discussed Application No. S-6-2014, filed by Shane Evertsen, requesting final plat approval for PVA II Subdivision located at 4205 West 3550 South.

## MINUTES OF COUNCIL STUDY MEETING – MAY 6, 2014

-10-

He stated the proposed subdivision, along with the partial dedication of 4200 West 3550 South was a condition of approval regarding the PVA II conditional use granted by the Planning Commission in May of 2013. He reported that during the conditional use review for the PVA II apartment project, a condition of approval was attached requiring the applicant to submit a subdivision plat. He explained condition #2 read as follows: “A subdivision plat shall be recorded showing the street dedication and acquisition of the SU Corporation property before the issuance of a building permit. The plat shall indicate an irrigation line easement along the south portion of the property.”

He indicated the subject property was presently vacant and bordered on the east by both the Ken Garff automobile dealership and residential housing. He explained residential housing also existed on the south and west sides of the property with the Pine Valley Apartments to the north.

Mr. Lehman advised the subdivision would consist of one lot and a partial street dedication of 4200 West and 3550 South. In addition, various easements for irrigation and storm water purposes would be located on the plat. The location of these easements was currently under review with the City’s Engineering Division.

He explained street improvements for the cul-de-sac would consist of curb, gutter, sidewalk and asphalt. The connection of the new street with existing improvements along 4200 West and 3550 South would be coordinated with the City Engineering Division. The developer would be required to modify the existing improvements in order to install the new cul-de-sac, especially to the east where an existing drive approach was located on the Garff property. A small portion of the Pine Valley Apartment corner would also need to be dedicated for the curb radius.

Mr. Lehman further reviewed and discussed the Application, displayed the plat, and answered questions from members of the City Council.

The City Council will consider Application No. S-6-2014 at the Regular Council Meeting scheduled May 13, 2014, at 6:30 P.M.

### 15. **COMMUNICATIONS:**

#### A. **REVIEW AGENDA FOR SPECIAL REDEVELOPMENT AGENCY MEETING SCHEDULED MAY 13, 2014**

City Manager, Wayne Pyle, reviewed a proposed Resolution regarding an Agreement for Development of Land (ADL) scheduled on the Agenda for a Special Regular Redevelopment Agency Meeting on May 13, 2014.

## MINUTES OF COUNCIL STUDY MEETING – MAY 6, 2014

-11-

### B. COUNCIL UPDATE

Mayor Bigelow referenced a Memorandum from the City Manager that outlined upcoming meetings and events as follows: May 8 – June 5, 2014: Jose' Maria Valasco: A Sense of Belonging Art Exhibit, UCCC; May 13, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 13, 2014: Youth Arts Festival, Fairbourne Station Plaza, 5:00 P.M. – 7:00 P.M.; May 13, 2014: Granite School District Town Hall Meeting, Hunter High School, Media Center, 7:00 P.M.; May 15, 2014: ChamberWest Annual Golf Classic, Stonebridge Golf Course, 8:00 A.M.; May 20, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 26, 2014: Memorial Day Holiday – City Hall closed; May 27, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 29, 2014: 2014 Jordan River Festival – Conservation Day; May 30, 2014: Summer at the Station Free Concert Series – The County Down Band, Fairbourne Station Plaza, 3590 South 2810 West, 7:00 P.M. – 9:00 P.M.; May 31, 2014: 2014 Jordan River Festival – Festival Celebration with festivities along the Parkway; May 31, 2014: Pioneer Crossing Bridge Grand Opening, UCCC (outdoors on the grounds), 8:00 A.M. – 9:00 A.M.; June 3, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 4, 2014: Mayor Bigelow's Community Meeting, Family Fitness Center, 5415 West 3100 South, 7:00 P.M. – 8:30 P.M.; June 10, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 10 – 20, 2014: Early Voting for Primary Election, City Hall Lobby, 12:00 P.M. – 6:00 P.M. (weekdays only); June 13, 2014: Summer at the Station Free Concert Series – The Cabana Band, Fairbourne Station Plaza, 3590 South 2810 West, 7:00 P.M. – 9:00 P.M.; June 14, 2014: Brit Floyd – Discovery World Tour 2014, Maverik Center, 8:00 P.M.; June 17, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 19, 2014: Summer Employee Barbecue sponsored by EAC; June 19-21, 2014: WestFest, Centennial Park; June 24, 2014: Primary Election; June 24, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 25-28, 2014: NLC First Tier Suburbs Summer Meetings; June 27, 2014: Summer at the Station Free Concert Series – Chalula, Fairbourne Station Plaza, 3590 South 2810 West, 7:00 P.M. – 9:00 P.M.; July 1, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 8, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 11, 2014: Summer at the Station Free Concert Series – Red Desert Ramblers, Fairbourne Station Plaza, 3590 South 2810 West, 7:00 P.M. – 9:00 P.M.; July 15, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 16, 2014: Move Live on Tour, Maverik Center, 8:00 P.M.; July 22, 2014: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; July 25, 2014: Summer at the Station Free Concert Series – The Otter Creek Duo, Fairbourne Station Plaza, 3590 South 2810 West, 7:00 P.M. – 9:00 P.M.; August 6, 2014: Autin Mahone, Maverik Center, 7:00 P.M.; August 8, 2014: Summer at the Station Free Concert Series – The Doug Wintch and Anke Summerhill Trio,

## MINUTES OF COUNCIL STUDY MEETING – MAY 6, 2014

-12-

Fairbourne Station Plaza, 3590 South 2810 West, 7:00 P.M. – 9:00 P.M.; August 22, 2014: Summer at the Station Free Concert Series – BD Howes Band, Fairbourne Station Plaza, 3590 South 2810 West, 7:00 P.M. – 9:00 P.M.; September 24, 2014: Lake Park Golf Social, Stonebridge Golf Course, 8:30 A.M. – 1:30 P.M.; October 21 – 31, 2014: Early Voting for General Election, City Hall Lobby, 12:00 P.M. – 6:00 P.M. (weekdays only); and November 4, 2014: General Election.

### 16. **COUNCIL REPORTS:**

#### A. **COUNCILMEMBER TOM HUYNH – VIETNAMESE COMMUNITY EVENT**

Councilmember Huynh reported regarding an event hosted by the Vietnamese Community that he attended recently.

#### B. **COUNCILMEMBER STEVE VINCENT – INCIDENT NEAR KENNEDY JR. HIGH**

Councilmember Vincent inquired regarding a news report of a loud party at a home on 4800 West near Kennedy Jr. High School at which shots were fired. He drove by that location the following morning and the home was in a state of disrepair. He inquired if there was anything the City could do from a code enforcement or building inspection standpoint. City Manager, Wayne Pyle, responded he would review and see what steps could be taken by the City in that regard.

#### C. **COUNCILMEMBER COREY RUSHTON – CORRIDOR PRESERVATION FUNDS**

Councilmember Rushton reported regarding a corridor preservation funds recommendation from the Salt Lake County Council of Governments (COG) to Salt Lake County for a project on 6200 South in West Valley City. He praised staff for their presentation to the committee.

#### D. **MAYOR RON BIGELOW – MEETINGS REGARDING UTOPIA**

Mayor Bigelow reported regarding a meeting of member city mayors regarding UTOPIA. He reported that he had attended all three public meetings last week in Orem, Layton and West Valley City at which the Macquarie proposal to UTOPIA had been presented. He discussed elements of the proposal and timeline going forward. In addition, City Manager, Wayne Pyle, indicated he would provide regular updates to the City Council regarding the fiber network starting at next week's study session. Mr. Pyle informed additional information was available for the public on the website [www.gofiberutah.org](http://www.gofiberutah.org). Mayor Bigelow indicated not all questions were answered in Macquarie's milestone one document and there were significant issues that would need to be resolved in milestone two.

**MINUTES OF COUNCIL STUDY MEETING – MAY 6, 2014**

**-13-**

**17. MOTION FOR EXECUTIVE SESSION**

After discussion, Councilmember Rushton moved to adjourn and reconvene in an Executive Session for discussion of disposal of real property and litigation matters. Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY, MAY 6, 2014, WAS ADJOURNED AT 5:39 P.M., BY MAYOR BIGELOW.

**MINUTES OF COUNCIL STUDY MEETING – MAY 6, 2014**

**-14-**

THE WEST VALLEY CITY COUNCIL MET IN AN EXECUTIVE SESSION ON TUESDAY, MAY 6, 2014, AT 5:45 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor  
Corey Rushton, Councilmember At-Large  
Lars Nordfelt, Councilmember At-Large  
Tom Huynh, Councilmember District 1  
Steve Buhler, Councilmember District 2  
Karen Lang, Councilmember District 3  
Steve Vincent, Councilmember District 4

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director  
Nicole Cottle, Assistant City Manager/CED Director  
Eric Bunderson, City Attorney  
Jim Welch, Finance Director

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE EXECUTIVE SESSION OF MAY 6, 2014, WAS ADJOURNED AT 6:30 P.M., BY MAYOR BIGELOW.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting and Executive Session of the West Valley City Council held Tuesday, May 6, 2014.

---

Sheri McKendrick, MMC  
City Recorder